



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

August 26, 2024 - 6:00 PM

MINUTES

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/1909092342220683277>

DRAFT MINUTES OF 8/26/2024

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Giff Kriebel
Commissioner Judith Dockery
Commissioner Brian Colby
Commissioner Aaron Derwingson
Alternate Commissioner Kenny Layton
Alternate Commissioner Dan Bush

APPROVAL OF THE MINUTES

1. Approval of Minutes of Regular Meeting of July 9, 2024
2. Approval of Minutes of Regular Meeting of July 22, 2024
3. Approval of Minutes of Work Session of July 22, 2024

NOTE: ALL MINUTES APPROVED AS ONE MOTION

Motion made by Vice-Chair Bomer, Seconded by Commissioner Colby. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson

UNSCHEDULED CITIZENS

NONE

AMENDMENT(S) TO AGENDA

NONE

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|---|--|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

4. 137 Cotopaxi Lane Multiple Principal Structures - Limited Impact Review

Recommendation on 137 Cotopaxi Lane Multiple Principal Structures - Limited Impact Review

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2630 at least 48 hours in advance.

- A. Open Public Hearing - 6:02
- B. Proof of Publication (included in staff report)
- C. Staff Review of Application/Proposal - 6:03
- D. Applicant's Presentation - 6:06
- E. Public Input - 6:12 NONE
- F. Close Public Hearing - 6:12
- G. Commission Discussion - 6:13
- H. Commission Decision or Recommendation - 6:14

Motion: I move to approve the 137 Cotopaxi Lane Limited Impact Review application to construct multiple principal structures as it meets the review standards for such.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

MOTION PASSED 7-0

5. Salida Montessori Public School - Location & Extent Review

Recommendation on Salida Montessori Public School - Location & Extent Review

- A. Open Public Hearing - 6:15
- B. Proof of Publication (included in staff report)
- C. Staff Review of Application/Proposal - 6:15
- D. Applicant's Presentation - 6:33
 - Courtney Landry, Head of School for Salida Montessori Charter School
 - Erica Everett, RTA Architects
- E. Public Input - 6:39
 - Mike Critchley resident / owner of 513 Chipeta Trail
 - Chris Vallier resident of 519 Chipeta Trail
 - Andrew Bascue resident 1048 J Street and 1106 J Street
- F. Close Public Hearing - 6:48
- G. Commission Discussion - 6:48
- H. Commission Decision or Recommendation - 6:57

Motion (as amended): I move to approve the Salida Montessori Charter School with the recommendation that the city perform a traffic study to assess the need / possibilities for continuous sidewalk, bike lanes, and off-site parking to address the health and safety of pedestrian and vehicular traffic around the school for the length of J Street and to expedite the needed improvements to J Street.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Layton

MOTION PASSED 7-0

UPDATES

Community Development Director's Report 7:04

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UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

COMMISSIONERS' COMMENTS

NONE

ADJOURN

ADJOURN 7:10 PM

Motion made by Vice-Chair Bomer, Seconded by Alternate Commissioner Bush.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

****An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**